



Mill Hill Road, East Denton

- Semi detached house
- Two bedrooms
- Ensuite to main bedroom
- Breakfasting kitchen
- No onward chain

Auction Guide Price £100,000



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Mill Hill Road, East Denton, NE5 2AR

For Sale by Auction: 29th February 2024, Option 2, Terms and Conditions apply.

Offering vacant possession is this semi detached house. The accommodation to the ground floor briefly comprises: an entrance lobby, lounge with bay window and fitted breakfasting kitchen. To the landing there is a cloakroom/w.c and two bedrooms, with an ensuite to the main bedroom. Externally there is a garden and driveway to the front with an enclosed garden to the rear. The property offers access to good public transport to and from Newcastle City Centre, Newcastle Quayside and The Metro Centre in addition to close access to the A69 and A1 trunk roads providing excellent transport links.

Rook Matthews Sayer would highly recommend an internal viewing to appreciate the accommodation and location on offer.

Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2000+VAT (total £2400) Auction Administration Fee.

Joint Agents: The Agents Property Auction Ltd. Tel 01661 831360

Terms and conditions apply see www.agentspropertyauction.com

Entrance Lobby

Central heating radiator and stairs up to the first floor.

Lounge 14' 1" Into bay x 12' 9" Into alcove (4.29m x 3.88m)

Double glazed bay window to the front, central heating radiator, television point, feature fireplace and coving to ceiling.

Breakfasting Kitchen 16' 5" Max x 6' 8" Max (5.00m x 2.03m)

Fitted with a range of wall and base units with work surfaces over, splash back tiles, 1 ½ bowl stainless steel sink with mixer tap and drainer, plumbing for an automatic washing machine, fridge and freezer, gas cooker point with extractor hood over, central heating radiator, two double glazed windows and door to rear garden.

Landing

Double glazed window and loft access.

Cloakroom/w.c

Fitted with a low level w.c, wash hand basin and a double glazed window.

Bedroom One 13' 5" Into bay x 10' 9" Plus wardrobes (4.09m x 3.27m)

Double glazed bay window to the front, central heating radiator and fitted wardrobes.

Ensuite

Fitted with a walk in shower cubicle, pedestal wash hand basin, heated towel rail, double glazed window, and tiled walls.

Bedroom Two 9' 6" Plus recess x 7' 1" Max (2.89m x 2.16m)

Double glazed window to the rear, central heating radiator, fitted wardrobes and units with vanity wash hand basin with tiled splash back.

Externally

Front Garden

Lawn garden with planted borders and paved drive leading to garage.

Rear Garden

Enclosed garden which is mainly laid to lawn with planted shrubs and gravel area.

Garage 17' 2" Max x 6' 8" (5.23m x 2.03m)

Door width 5' 11"

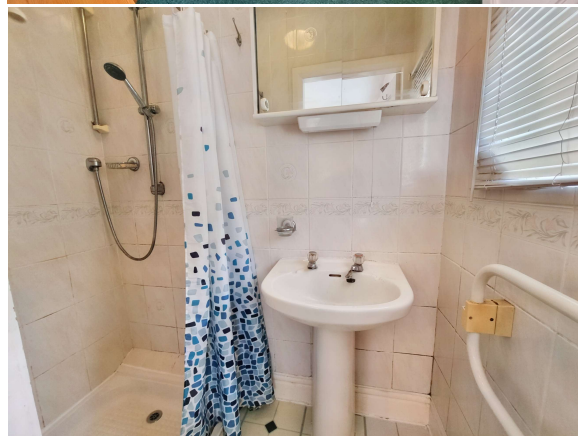
Roller door, with power and lighting.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

Council Tax Band: A

EPC Rating: D



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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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